

Virginia Avenue South Housing
Project Approval
MU

The University of Missouri requests Project Approval for the project titled Virginia Avenue South Housing. The total project budget of \$28,400,000 is funded from 21,615,000 financed by Residential Life Revenue Bonds, \$6,500,000 financed by Residential Life Reserves and \$285,000 financed by University of Missouri Campus Facilities Utility Reserves for related utility infrastructure.

The initial (2001) Residential Life Master Plan (RLMP) assumed rental rates would escalate at 4% annually over the life of the RLMP. In 2003, the recommended escalation rate was raised to 4.5% to cover the cost of increased building materials and changes in construction assumptions (the 2001 plan assumed stick built construction). Today, based on the strength of the housing system, when complete the RLMP 2012 update will indicate that it is possible to maintain the escalation rate at 4% through FY2019 and to 3% thereafter. Room and Board rates are presented and approved annually. Residential Life received approval to raise housing rates by 4% in February, 2012 and will return to the board in early 2013 for approval of academic year 2013 - 2014 rates (fiscal year 2014).

The University of Missouri-Columbia (MU) Department of Residential Life undertook the Residential Life Master Plan (RLMP) in 2001. The RLMP was developed to address facility conditions through renovation and/or replacement of University of Missouri residence halls over an 18-year period. Renovations including Mark Twain, Pershing and Wolpers & Johnston are currently under way as part of the fourth cycle. Residential Life is working on an update to the RLMP, last updated in 2005. The Virginia Avenue South Housing project will be completed in the fifth cycle of the RLMP and will be reflected in the RLMP 2012. The Virginia Avenue South Housing project is scheduled for occupancy in the fall semester of 2015.

Residential Life plans to build a 92,400 square foot residence hall with a 330 bed capacity within a five-story structure located between College Avenue and Virginia Avenue south of the existing Hospital Drive. The unanticipated increase in the number of students attending the University has led to a higher demand for on campus housing which cannot be met within existing Residential Life facilities. To meet demand, Residential Life has had to limit housing for returning and transfer students so the increasingly larger freshman classes can be accommodated. Long-term, Residential Life would like to house more upper classman, creating a more diverse living environment for all residents.

The program creates common areas including main lobby, lounge, front desk, and conference space with a variety of support spaces as well as a two-bedroom hall coordinator apartment. The residential areas will incorporate community style living through the development of multiple living modules designed to accommodate 15-20

residents each. Each living module shall contain one study room and one community restroom. Each floor will also incorporate community and unisex restrooms, study rooms, and a social lounge. The Virginia Avenue South Housing project is anticipated to earn LEED Certification.

Treanor Architects, P.A. (TA) Kansas City, Missouri is the recommended Architect for this project. TA has completed a number of successful projects for MU including the Jesse Hall Fire Sprinkler System Installation (not constructed), the Hudson & Gillett renovations, and the Mid-Campus Site Utilization Study. Before being acquired by Treanor in 2008, GLPM Architects successfully completed MU projects including Schweitzer Hall Addition & Renovation, and Stephens Hall Renovation. TA is teamed with Bob D. Campbell Inc. Kansas City, Missouri (structural engineering), Ross & Baruzzini, St. Louis, Missouri (mechanical & plumbing engineering), Antella Consulting Engineers (MBE), Kansas City, Missouri (electrical engineering), and Trabue Hansen and Hinshaw Inc., LLC, Columbia, Missouri (civil engineering). The selection committee also interviewed International Architects Atelier, and Mackey Mitchell Architects.

The basic fee for this project, \$997,440 (which is 5.4% of \$18,671,000 available for construction), was determined using the University's Fee Guidelines. The fee was stated in the Architectural Request for Qualifications. The project fee also includes scope related to the high pressure steam line extension for related utility infrastructure. The MBE participation is 8.3%.

The project design will be complete in June 2013, construction contract awarded in September 2013 and construction completed in April 2015.

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